



### 37 Bayly Street Mudgee NSW

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Located in a tranquil pocket of the picturesque village of Lue, you'll discover this delightful country cottage. It presents a multitude of possibilities, whether you're looking to make it your home, expand its footprint, or invest in this distinctive property. Spread across 6,070m<sup>2</sup> of scenic land, this residence boasts all the essentials and then some.

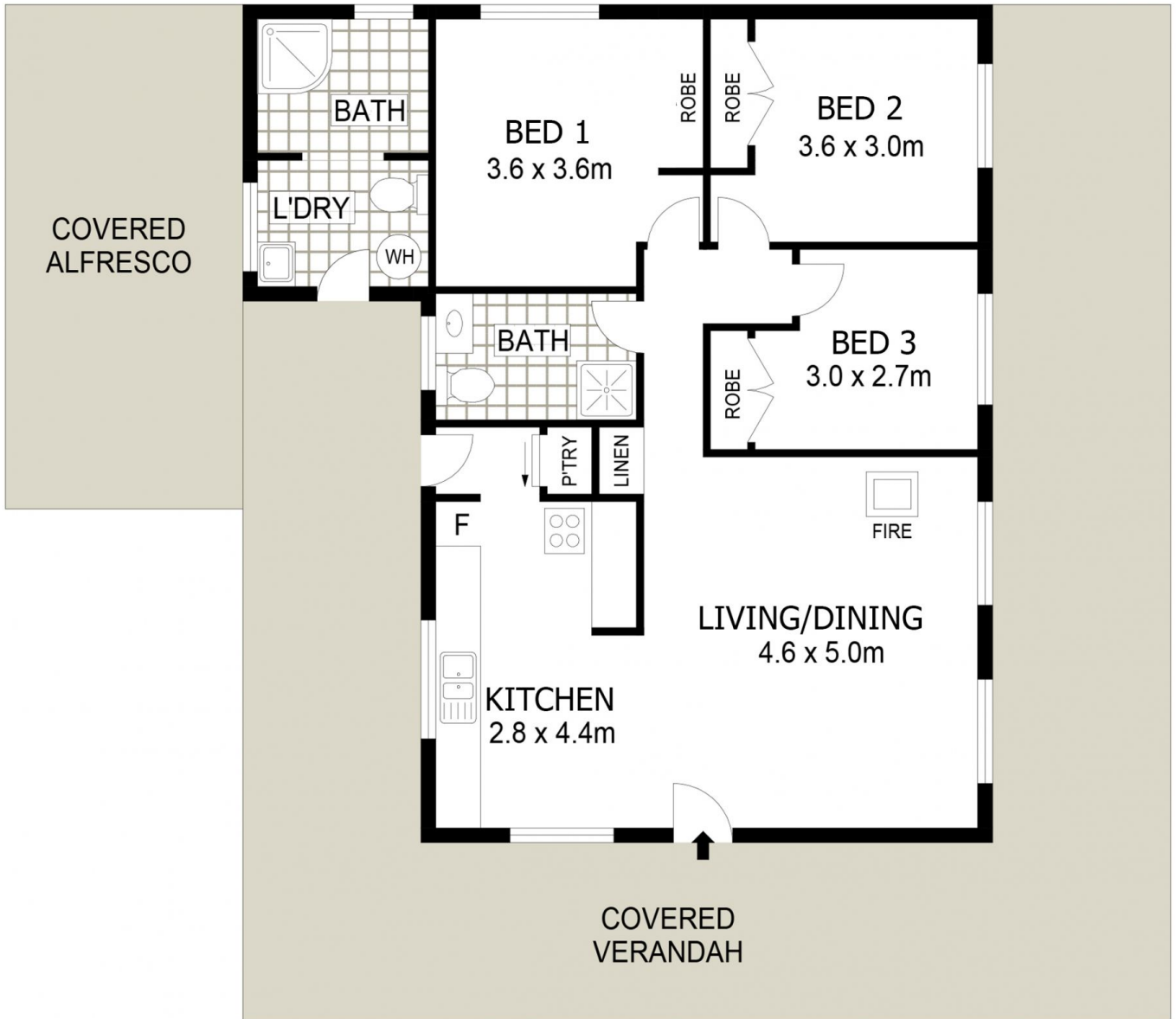
**Price** : \$ 600,000  
**Land Size** : 6070 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7751864>

- Three spacious bedrooms with built-in wardrobes
- Expansive kitchen with timber bench tops, ample storage and walk-in pantry
- Split system air-conditioning, wood-fire heating and ceiling fans
- Neat and tidy bathroom with second shower and toilet located within the laundry
- 6070sqm of land on three separate titles, opportunity for further division
- Plentiful supply of water with approx 50,000L of fresh water supply + bore
- Three-Bay workshop, Greenhouse, Dog/chicken pens and additional shelters



**Patrick Power**  
**02 6372 2222**

The search for the perfect country cottage is over, contact Patrick Power on 0455 721 304 at The Property Shop



37 BAYLY STREET

LUE



Floor plans and rooms sizes are indicative only



Google

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